

Applicant: Dolores Herrera, Veronica Pedroncelli and Theresa Telles

Agent: Garcia/Kraemer and Associates

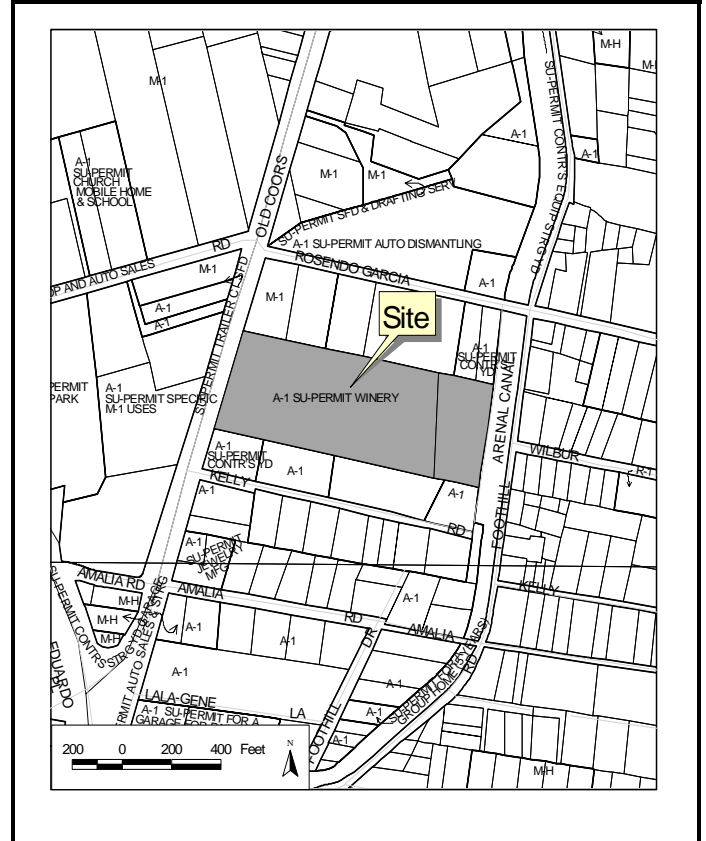
Location: 1325 Foothill Road SW

Property Size: 9.16 acres

Existing Zone: A-1 with a Special Use Permit for a Winery

Proposed Zoning/SUP: Special Use Permit for a School Bus Operation and Parking Lot

Recommendation: Deferral



Summary: This is a request for a Special Use Permit for a School Bus Operation and Parking Lot. The applicants propose to locate a school bus company, which currently operates nine buses on a site located adjacent to Coors Boulevard SW. In addition, the operation includes spaces for single-family dwellings to provide housing for the three owners of the school bus company.

The application requests that the site be used for the school bus company and residential uses, however the residential component of the request is not clearly defined.

Staff Planner: Enrico Gradi, Program Planner

Attachments:

1. Application
2. Land Use and Zoning Maps
3. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 10-25-05 to 11-7-05.

Agency comments are verbatim and were used in preparation of this report, which begins on page 15.

AGENDA ITEM NO.:10
County Planning Commission
December 7, 2005

CSU-50026 Garcia/Kraemer & Associates, agent for Dolores Herrera, Veronica Pedroncelli & Theresa Telles, requests approval of a Special Use Permit for School Bus Operation and Parking Lot on an unplatted tract of land and Tract 208A7, located at 1325 Foothill Road SW, on the east side of Old Coors approximately 300 feet south of Rosendo Garcia Road, zoned A-1 with a Special Use Permit for a Winery, containing approximately 9.16 acres. (L-11)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

	Zoning	Land Use
Site	A-1 with a Special Use Permit for a Winery	Several Buildings and a Single Family Dwelling
North	A-1 and M-1	Contractor's Yard
South	A-1 and with a Special Use Permit for a Contractor's Yard	Contractor's Yard
East	R-1	Arenal Canal/ Single Family Dwellings
West	A-1 with a Special Use Permit for a Contractor's Yard.	Contractor's Yard

BACKGROUND:

The Request

This is a request for a Special Use Permit for a School Bus Operation and Parking Lot. The applicants propose to locate a school bus company, which currently operates nine buses on a site

located adjacent to Coors Boulevard SW. In addition, the operation includes spaces for single-family dwellings to provide housing for the three owners of the school bus company.

The application and site plan details the proposed development which includes 26 spaces for buses, a 4,800 square foot repair garage, an existing residential dwelling to be used as a caretakers office, and a existing building for a winery to be used as an office until adjacent residential development is constructed.

The site plan depicts the division of the site into two parcels, the first parcel is 6 acres and the second parcel is 3 acres. It appears that the six-acre parcel is designated for the purpose of bus storage and maintenance and the remaining three acres is for residential development. The subject site is located north of the confluence of Old Coors Boulevard and Coors Boulevard. The site is composed of two adjacent parcels zoned A-1, which when combined, comprise approximately 9.16 acres. The site currently contains a single-family dwelling and a storage structure.

Request Justification

The applicant maintains that the request is justified according to Resolution 116-86 in that the zone change is more beneficial to the community as defined in the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan. The applicant cites the policies contained in the Developing Urban Section of the Comprehensive Plan.

These include Comprehensive Plan policies which call for development in the Developing Urban Area to be compatible with existing area uses, neighborhood values, natural environmental carrying capacities, scenic, cultural and environmental resources. In response to Resolution 116-86, the applicant maintains that this request is consistent with surrounding land uses.

Surrounding Land Use and Zoning Activity

On September 1, 2004, a request for a zone change from A-1 to M-1 was submitted from this site. The case was deferred from the September hearing to the December 1, 2004 hearing; again the request was deferred to the April 6, 2005 public hearing at which time the applicant withdrew the case.

On a 2.5 acre site located approximately 700 feet south of the subject site, the Extraterritorial Land Use Commission recommended approval of a request to an existing Special Use Permit (CSU 30003) to include Body Repair and Painting of Autos, Buses, Commercial and Passenger Size Trucks and the Sale of Automobiles and Passenger Scale Trucks. On March 25, 2003, the Board of County Commissioners approved the request.

On a .99 acre site located approximately 800 feet south of the subject site, a Special Use Permit for a Contractor's Yard for an Underground Utility Development Contractor was approved (CSU-01-5). The operation included an office, which is located on the western portion of the tract. The site was also approved for large trucks, trailers and earth hauling equipment, which exceed 35 feet in length. The site included additional incidental uses such as equipment storage and storage of fill dirt. The Extraterritorial Land Use Authority approved the Special Use Permit on August 28, 2001 for a period of ten years.

Prior to the establishment of the Contractor's Yard for an Underground Utility Development Contractor. The Board of County Commissioners approved a landscape contractor's yard and related facilities for this site in 1982 (CSU-82-3).

The property located approximately 1000 feet south of the subject site, which currently contains Vigil Painting is zoned R-1 and has a Special Use Permit for the life of the use for a Contractor's Yard (CZ-78-36).

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo Comprehensive Plan. The principal Goal for the area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

Policy a states that “The Established and developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.”

Policy d states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

Policy e states, “New growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.”

Policy f states that “Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.”

Policy g states “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

Policy i states that “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

Policy j states “Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

Policy l states that “Quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

Policy m “states that Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

APPLICABLE PLANS AND POLICIES:

Southwest Area Plan (SWAP)

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

Policy 5 states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."

Policy 6 states "Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands."

Policy 21 states “The five historic village centers, shall re-integrate historic buildings and sites of local interest and function as an area to meet the community’s day to day needs.

- b. Reintegrate historic buildings and spaces of local interest into the historic village centers and surrounding village centers. Allow adaptive reuse of historic buildings and places that hold significant value as identified by the community.

Policy 25 states “The City and County shall stabilize residential zoning and land use in the Plan area.”

- d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.
- f) Encourage stabilization of residential land use through subdivision design and scale

Policy 26 states “Allow up to three dwelling units per net acre in Residential Area 3 when City sewer is available, or a maximum of one dwelling unit per acre when using individual liquid waste disposal systems.”

Policy 28 states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment areas due to their location relative to transportation facilities (rail and highway).

Policy 29 states "All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable)."

- a) Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30 foot landscaped area fronting the main access road. Landscape elements shall be consistent throughout the area roadways.

Policy 30 state “ Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.

Policy 32 states “Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls.”

Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Policy 42 states "Industrial development shall be in accordance with existing environmental and geological conditions."

- a) Permit industrial economic development where water availability and quality can sustain such industry.
- c) Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.
- d) Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.

Bernalillo County Zoning Ordinance

Resolution 116-86 states criteria for evaluating a zone change.

The applicant must demonstrate that the existing zone is inappropriate because of:

1. An error in the original zone map.
2. Changed neighborhood conditions, which justifies a change in land use or
3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the BCC.

In addition, Resolution 116-86 states that one general policy for deciding a zone change is that the proposed land change must be consistent with the health, safety, and public welfare of the County.

A spot zone is defined as a zone change request which would give a zone different from the surrounding zone to one small area, especially when only one premises is involved. Such a surrounding zone may be approved only when:

1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 7. A-1 Rural Agricultural Zone.

- A. The regulations set forth in this section or set forth in this ordinance, when referred to in this section, are the regulations in the A-1 Rural Agricultural Zone. The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming, or ranching operations.
- B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.
1. Permissive Uses:
 - a. Ranch, farm, dairy, and rural residential activities.
 - b. Display and sale of agricultural products including poultry or rabbits raised on the premises, and products incidental to the sales activity.
 - c. One single-family dwelling or H.U.D. Zone Code II manufactured home per lot of record.
 - d. Accessory building or structure customarily incidental to the above uses.
 - e. Recreational vehicle or boat storage in the rear yard when such recreational vehicle or boat is not to be used as accessory living quarters, and is not connected to utilities, other than temporarily to a source of electricity. Such units cannot be used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its immediate use. Recreation vehicle used for dwelling purposes served only by electricity for lighting purposes, the use of such recreational vehicle shall be limited to a maximum of two weeks in any calendar year.
 - (1) In the event where rear yard access is not available, outside parking in the front yard is allowed, provided:
 - (a) The body of the recreational vehicle or boat is at least 11 feet from the front property line.
 - (b) No part of the unit extends onto the public right-of-way.
 - (c) A corner lot is always deemed to have reasonable access to the rear yard; a fence or wall is not necessarily deemed to prevent reasonable access.
 - f. Signs not exceeding 16 square feet in area per sign pertaining to the lease, hire or sale of a premises or sale of home-raised products, provided there shall be no more than one such sign per acre of lot area, and provided further that, if illuminated, the source of such illumination shall be nonoscillating and nonflashing.
 - g. Parking incidental to uses permitted in this zone, provided all vehicles parked are in operative condition.

Section 19. Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a conforming residential use, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:

- a. There shall be a landscaped setback along all streets of no less than ten feet.
- b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
- c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback may contribute toward this requirement.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is located north of the confluence of Old Coors Drive and Coors Boulevard. The site is composed of two adjacent parcels zoned A-1, which when combined, comprise approximately 9.16 acres. The site currently contains a single-family dwelling. The northern boundary of the site abuts M-1 and A-1 zoning. There appears to be 6 parcels, which abut this site, and all but two of the parcels contain non-residential uses. The remaining two parcels located in the area adjacent to the proposed bus parking lot are vacant.

The land use located on the adjacent lots south of the subject site is predominantly vacant and the Zoning is A-1. The parcel that is located across the southeast corner of the subject site contains a residential land use. The western border of the site abuts Coors Boulevard and the eastern border of the site abuts the Arenal canal and Foothill Road.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The Goal for the Developing Urban Area of the Comprehensive Plan calls for the creation of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. The goals and policies for this area of the Comprehensive plan do not specifically address land uses of an industrial nature. It appears that this area of the Comprehensive Plan was intended for the establishment of higher density residential and community serving commercial land uses.

Policy (a) states that the Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre. Land Use Policy (d) establishes that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.

Comprehensive Plan policy I call for employment and service uses for this area to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The subject site is located between a developed residential neighborhood and Old Coors Drive. It is possible that some non-residential uses may serve as a transition and buffer for the existing residential area.

The Developing Urban Area policies do not specifically address industrial uses within the Developing/Established Urban land use designation. However, recommendations for the location for commercial uses are addressed in some detail. Small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling. Also, larger area wide shopping centers located at intersections of arterial streets and provided with access by mass transit.

Southwest Area Plan (SWAP)

The Southwest Area Plan policies 25 and 28 encourage the location of C-2, M-1 and M-2 zones in the area located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan. This policy was intended to promote area of primary employment to be located on both sides of the river and to also locate industrial uses where access to transportation infrastructure in optimum.

Policy 42 recommends that industrial development be in accordance with existing environmental and geological conditions and offers specific actions to help guide industrial development in the plan area. These actions recommend the restriction of new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.

The SWAP criteria recommends locating industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity. In this case, the proposed site plan is located in an area, which contains M-1 zoning as well as some heavy commercial uses. In addition, this site fronts a major south valley corridor, Coors Boulevard, and also abuts the Arenal Canal and Foot Hill Road in the eastern portion of the site. If well designed and constructed the proposed use could reasonable function as a transition from Coors Boulevard and the established neighborhoods located east of Foothill Road. In order for this function as a comprehensive development a more plan may be required for the six and three acre parcels that flank the portion of the site defined for the School Bus Business. W3w

Zoning Ordinance

Resolution 116-86 establishes policies regarding zone change and Special Use Permit requests. The Resolution states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justifies a change in land use or that a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.

Agency Comments

The Bernalillo county Public Works Division comments that this site is subject to the Bernalillo County code chapter 38, which requires a drainage submittal meeting the requirements of this drainage code. Public Works Comments regarding the roadway state that proposed 50 foot wide, future shared access easement which intersects Old Coors Road is located too close to Kelly Road. Old Coors Road is classified as a collector on the Long Range Roadway System map and the Street Standards indicate that a minimum of 300 feet of separation must exist between roads that intersect a road

designated as a collector and the proposed access easement shall be relocated to accommodate this requirement.

The Building Department requires that a building permit be required for the proposed garage.

Analysis Summary

Zoning	
Resolution 116-86	Resolution 116-86 requires that a land use change must clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. Comprehensive Plan policy I call for employment and service uses for this area to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The subject site is located between a developed residential neighborhood and Old Coors Drive. It is possible that some non-residential uses may serve as a transition and buffer for the existing residential area
Plans	
Comprehensive Plan	Comprehensive Plan policy I call for employment and service uses for this area to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The subject site is located between a developed residential neighborhood and Old Coors Drive. It is possible that some non-residential uses may serve as a transition and buffer for the existing residential area.
Area Plan	The Southwest Area Plan encourages C-2, M-1 and M-2 land uses to be located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan.
Other Requirements	
Environmental Health	<p>This property shall be served by a drinking water system and a wastewater system that meets the most current county ordinance. Bernalillo County EH Office has no knowledge of any approved systems on this property.</p> <p>Operation of diesel powered vehicles or other vehicles at the site will need to comply with Air Quality Board Regulation No. 103 (20 NMAC 11.103, Motor Vehicle Visible Emissions).</p> <p>The property is situated close to private residential dwellings. The applicant should be aware of the Noise Ordinance 30-116, which states, "it shall be unlawful for any person to willfully make or continue, or cause to be</p>

	made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any person residing in the area."
Public Works	<p>The proposed access easement must be relocated.</p> <p>The future shared access easement shall be named.</p> <p>The future shared access easement shall be improved to meet the Bernalillo County Street Standards. These improvements shall be coordinated with and approved by Bernalillo County Public Works.</p> <p>Access to the proposed Parcel 2 shall be from the future shared access easement and not the dirt road within the Arenal Canal.</p>

Conclusion

Resolution 116-86 requires that a land use change must clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. The Albuquerque/Bernalillo County Comprehensive Plan policy i calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The SWAP policy 25 encourages C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development. Based on Resolution 116-86, it does not appear that the proposed land use change will clearly facilitate revitalization of the Comprehensive Plan and the Southwest Area Plan for this area of the County.

Based on the submitted site plan, it is unclear what portion of the site is to be covered by the proposed Special Use Permit. Currently, the site is comprised of two parcels of land, the front parcel, which abuts Coors Boulevard, appears to be proximally one acre and the remaining contains what remains of the lot. The submitted site plan does not address or integrate the existing parcels with regard to the proposed site plan for the school bus business.

Since this is a request for a Special Use Permit, it is not required that the proposed site plan match the historical platting scenario because the applicant may propose a land use which is not normally allowed on the underlying zoning, and if approved, the land can be replatted in the appropriate matter. However, it is important that there be some delineation on the current site plan in terms of the location of the School Bus Business and any future uses which may transpire on the site.

Based on the submitted application (Attachment 1), it appears that the applicant wishes to use the remaining portions of this site, the area not consumed by the school bus facility, for residential development. However, if the submitted site plans is approved as submitted any future residential use would require an amendment to the existing Special Use Permit, which requires a public hearing. In addition, the development of any further residential uses would require the creation of legal lots in order to secure a building permit. The platting process may also require additional right of way in order to create the future lots either west or east of the proposed school bus facility. Again, a modification of a plat will require that the applicant amend the Special Use Permit through a public hearing process.

RECOMMENDATION:
Deferral of CSU -50026

Enrico Gradi
Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

The property is situated close to private residential dwellings. The applicant should be aware of the Noise Ordinance 30-116, which states, "it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any person residing in the area..."

City of Albuquerque water and sewer appears to be available to this property, where applicable availability shall be coordinated with City Public Works. A sewer availability statement will be required. Please contact the City LDC at 924-3989.

Operation of diesel powered vehicles or other vehicles at the site will need to comply with Air Quality Board Regulation No. 103 (20 NMAC 11.103, Motor Vehicle Visible Emissions). This regulation ensures that visible emissions are kept within limits specified for different sizes of vehicles and during a 10 minute start up period. Vehicles must be maintained in a condition to comply with these requirements. Engine warmers should be used where ever possible to reduce start up time period.

BCOEH has no record of an approved wastewater system and well, verification and/or modification to the existing system may be required to bring the systems into compliance.

This property shall be served by a drinking water system and a wastewater system that meets the most current county ordinance. Bernalillo County EH Office has no knowledge of any approved systems on this property.

A liquid waste system meeting the requirements of the Environmental Health Liquid Waste Ordinance 2000-7 will be required at time of development.

The application did not contain a well log for a well located on the property or the nearest well in accordance with 74-96(b)(1) of the County subdivision ordinance and the applicant did not provide a water analysis from that well in accordance with 74-105(1) of the County subdivision ordinance. The water sample shall be sampled at a minimum for the following (Fecal Coliform, TKN, NH3, NO3, NO2, Na, K, Ca, Mg, Cl, HCO3 and SO4).

Apply for and obtain City of Alb. Air Quality Div. permits for fugitive dust control. Submit copies of the permits to Bernalillo County EH Office.

Fire:

No comment received

Public Works:

DRAN:

1. This property is subject to the Bernalillo County code chapter 38. Prior to any development or additional development of this property a drainage submittal meeting the requirements of this code will be required.

DRE:

1. The proposed 50 foot wide, future shared access easement which intersects Old Coors Road is located too close to Kelly Road, located to the south. Old Coors Road is

classified as a collector on the Long Range Roadway System map. The Street Standards indicate that a minimum of 300 feet of separation must exist between roads, which intersect a road designated as a collector. The proposed access easement shall be relocated to accommodate this requirement.

2. The future shared access easement shall be named.
3. The future shared access easement shall be improved to meet the Bernalillo County Street Standards. These improvements shall be coordinated with and approved by Bernalillo County Public Works. Construction plans shall be required for these improvements.
4. Access to the proposed Parcel 2 shall be from the future shared access easement and not the dirt road within the Arenal Canal.
5. Bernalillo County Public Works Division may require a Traffic Impact Analysis for this development.
6. Mail shall not be delivered on a non Bernalillo County maintained private access easement.

Building Department

Corrections listed below must be corrected for approval:
A building permit will be required for the proposed garage.

Zoning Department

Must comply with below listed comments.
Plan indicates and shows an existing dwelling unit to be used as a caretaker dwelling unit, per the zoning ordinance a caretaker's home/watchman's cannot be on a permanent foundation and should consist of a mobile home/manufactured home. The plan indicates and shows to separate parcels, currently only one parcel is shown as filed. The addition of future residences would create more dwelling units than is allowed. The site plans are not clear as to how they will be divided. Currently there is nothing on file of proposed CDRA approval and/or submittal, should be properly subdivided prior to special use approval.

Recommend denial.

Parks & Recreation:

No comments

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

No comment

AMAFCA:

No comment

City Public Works:

Transportation

No adverse comments.

Utilities

Property has no public water/sewer service. Redevelopment will require public line extensions. Owner needs to request a Water/Sewer Availability Statement prior to redevelopment.

City Environmental Health:

No comment received

State of New Mexico Highway Department

A Traffic Impact Analysis (TIA) is required to determine the impact to the state road system as well as mitigation measures.

A state driveway permit will be required for access to the State Road

The permitting process shall be followed to obtain the permit.

NEIGHBORHOOD ASSOCIATIONS:

The South Valley Coalition of Neighborhood Associations

The South Valley Alliance